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11 St. Margarets Gardens, Chippenham, Wiltshire, SN15 2BU

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⑨ 11 St. Margarets Gardens, Chippenham, Wiltshire,  
SN15 2BU

⌚ Offers In Excess Of £380,000

A very well presented, four bedroom, two reception room, detached house with superb gardens, garage and ample driveway parking, which is pleasantly tucked away in a cul de sac with school playing fields to the rear and amenities nearby.

- Modern, Detached House
- Four Bedrooms
- Two Reception Rooms
- Very Well Presented Throughout
- UPVC Double Glazing & Gas Central Heating
- Superb Kitchen & Bathroom
- Good Sized Rear Garden With Open Outlook
- Garage, Store/Workshop & Ample Driveway Parking
- Close To Schools & Amenities
- NO ONWARD CHAIN

❖ Freehold

⑩ EPC Rating C



A very well presented, modern, detached house with superb gardens, garage and ample driveway parking, which is pleasantly tucked away in a cul de sac with school playing fields to the rear and amenities nearby.

The property offers accommodation over two floors comprising; entrance hall with cloakroom off, full depth sitting room with bay window, feature fireplace and patio doors opening onto the rear garden, dining room, kitchen with an excellent range of units, bedroom one with built in wardrobes, three further bedrooms and a bathroom with four piece white suite.

Externally there is an easily maintainable, gravelled garden to the front with paved path leading to the front door. There is a path and gated access to the side of the garage which leads to the rear garden which is of a good size and comprises of a gently sloping lawned area with shrub beds to the side and a large, raised paved patio seating area. The garden is well enclosed and enjoys a good deal of privacy.

Detached, single garage with up and over door to front, door to side, power and lighting. Detached, timber workshop/store. Driveway parking two vehicles in front of the garage.

#### **Situation**

The property is just a short distance away from the town and all amenities which include a public library, John Coles Park and the pleasant Monkton Park with a nine hole golf approach course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling in the locality and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; D

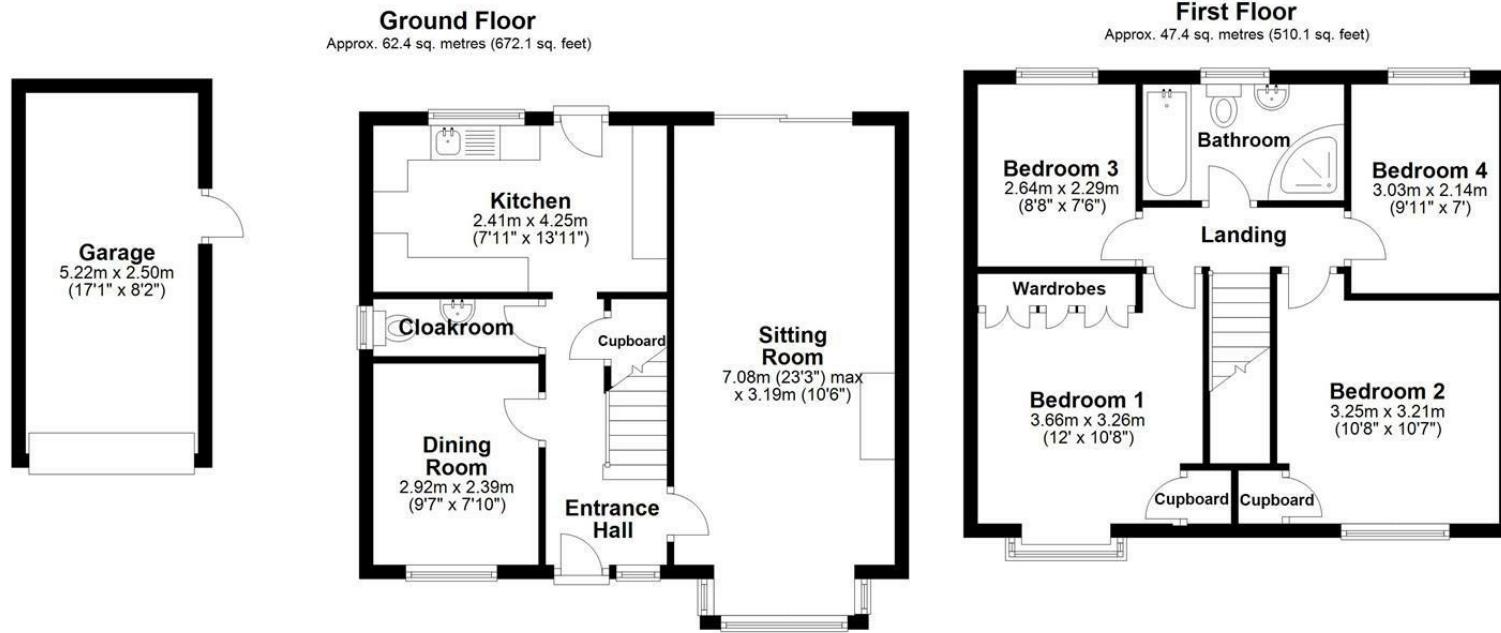
Freehold

Mains Water, Gas, Electricity & Drainage

Gas Central Heating

EPC Rating; TBC





Total area: approx. 109.8 sq. metres (1182.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

Disclaimer. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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For further details 01249 652717  
chippenham@strakers.co.uk

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